

**501, 32 Varsity Estates Circle NW**  
**Calgary, Alberta**

**MLS # A2218255**



**\$499,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 771
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to the amazing Zindindel floor plan with 2 bedroom 2 bathroom condo in the highly sought after development thanks to the high-quality steel and concrete construction, making The Groves of Varsity among the quietest condos in NW Calgary! Considered to be situated in the most ideal location with beautifully quiet courtyard and peekaboo mountain views. You will be pleasantly impressed as this unit is in near new condition and move-in ready. Enjoy the open kitchen with quartz countertops, stainless steel appliances and pendant lighting. The generous living room is centrally positioned to accommodate comfort and convenience that extends to a sunny dining area with beautiful views. The primary bedroom features a generous walk-in closet, private 5 piece ensuite with upgraded backsplash making it easy to start each day with comfort and ease. The second bedroom is adjacent to the 3 piece bathroom with a stand up shower for easy access. Residents enjoy access to an impressive array of amenities, including a fully equipped fitness centre, his and hers steam rooms and lockers, a stunning rooftop terrace with panoramic views, and a spacious party room ideal for entertaining. Set in the highly desirable community of Varsity, this location is a top choice for investors and homeowners alike, thanks to its proximity to the University of Calgary, top-rated schools, and research centres. Everyday conveniences like the LRT station, grocery stores, and restaurants are just steps from your door. Whether you're seeking a comfortable home or a smart investment, this unit delivers long-term value in a prime location.